

Applicable Urban Design Priorities Project Should Achieve

- [1] The larger site strategy for the development should introduce a walkable street network, linking internally to create walkable development blocks, and reaching externally to surrounding districts and public assets -

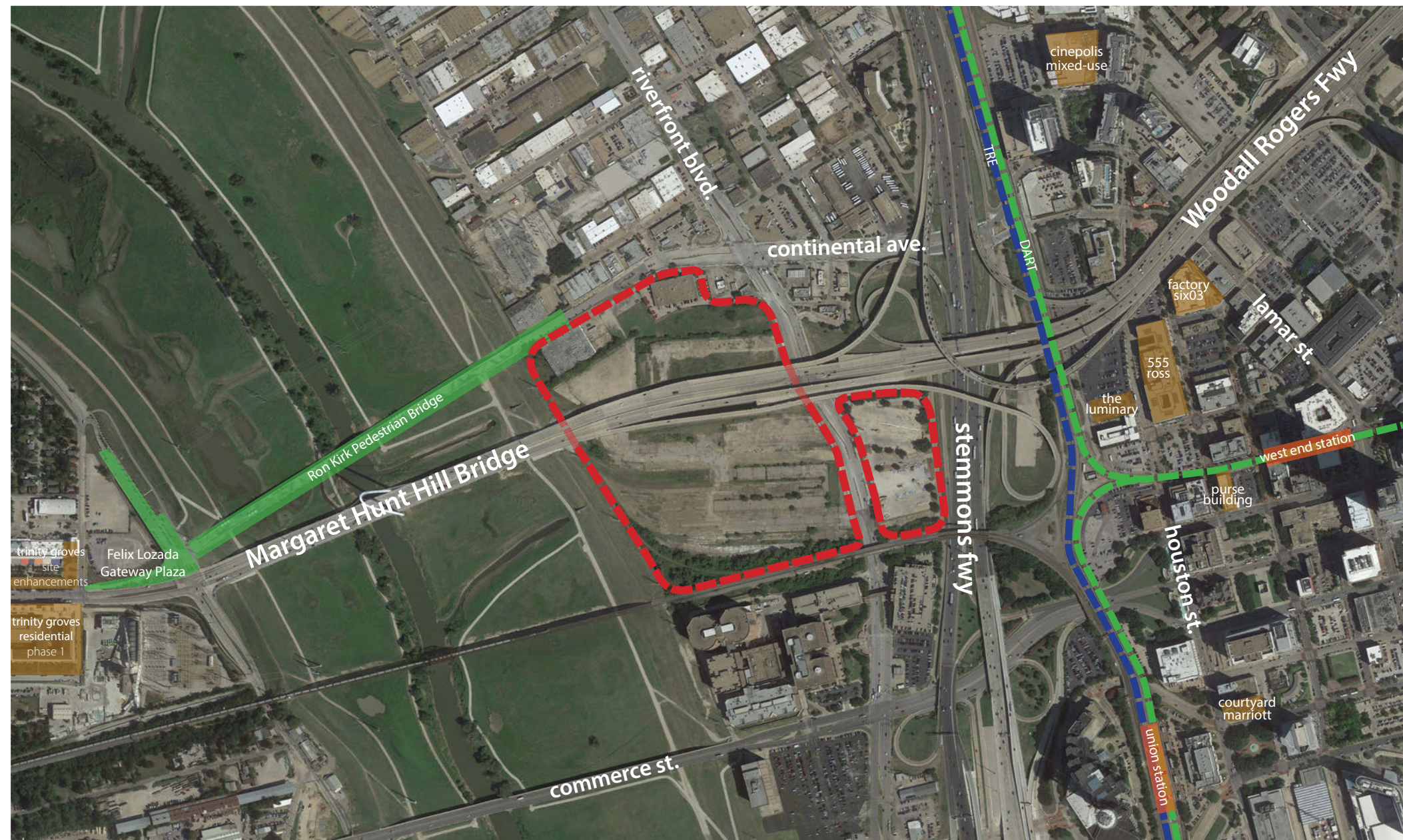
The project site offers a unique opportunity to link multiple assets and neighborhoods, while creating a new neighborhood with its boundaries. The first step towards achieving this is to introduce a street grid and development block pattern that creates internal walkability and meaningful connections beyond the site. Specific external emphasis should be placed on Continental Avenue, the Riverfront frontage, and the connection to the Ron Kirk Pedestrian Bridge.

- [2] Overall development approach for the site should leverage a design scheme organized around lively and accessible public space through the introduction of plaza areas, accessible open spaces, and throughout the design of the public realm -

The organizational approach for the site should be in service to the creation and activation of lively and vibrant public spaces. Links to public space throughout the development should be provided through connection within the public realm that provide ground level activity and pedestrian interest.

- [3] As one of the larger development sites directly adjacent to the Trinity River levee, a bold approach should be pursued that introduces a meaningful and convenient interface with the Trinity levee top and future improvements -

This development presents the ability to provide a direct interface of building, people, and public promenade at the top of the Trinity levee, thus allowing for a meaningful interface between the proposed development and the adjacent open space and river. To fully leverage this opportunity, both public realm and proposed buildings should provide a seamless interface at both street level within the development, linking directly to an elevated level oriented along the levee.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [Sports Arena]

The 360 Plan
Chapter IV [Transformative Strategies]

Context Description

The 505 Riverfront site is located on the western edge of downtown, bounded by Stemmons Freeway, the UPRR railway, the Trinity River Levee, and Continental Avenue to the north. Riverfront Blvd provides access along the eastern portion of the site. A small portion of the site also lies beneath the Margaret Hunt Hill Bridge. The Ron Kirk Pedestrian Bridge landing directly connects to the northwest corner of the property.

This approximately 40 ac. site provides a unique opportunity to introduce a new and vibrant mixed-use neighborhood linking between multiple adjacent districts and providing direct access to current and future improvements to the Trinity River trails and amenities. Key considerations for the development to address are a walkable street network linking internal and external assets, a design scheme organized around lively and accessible public spaces, and a bold approach toward introducing a meaningful interface with the Trinity levee top and future improvements.

505 Riverfront

Neighborhood:
Riverfront

TIF District
Sports Arena

Program:
Mixed-Use
Residential and Commercial

505 RIVERFRONT

URBAN DESIGN PEER REVIEW

03.23.18

TRADEMARK TM

ForestCity

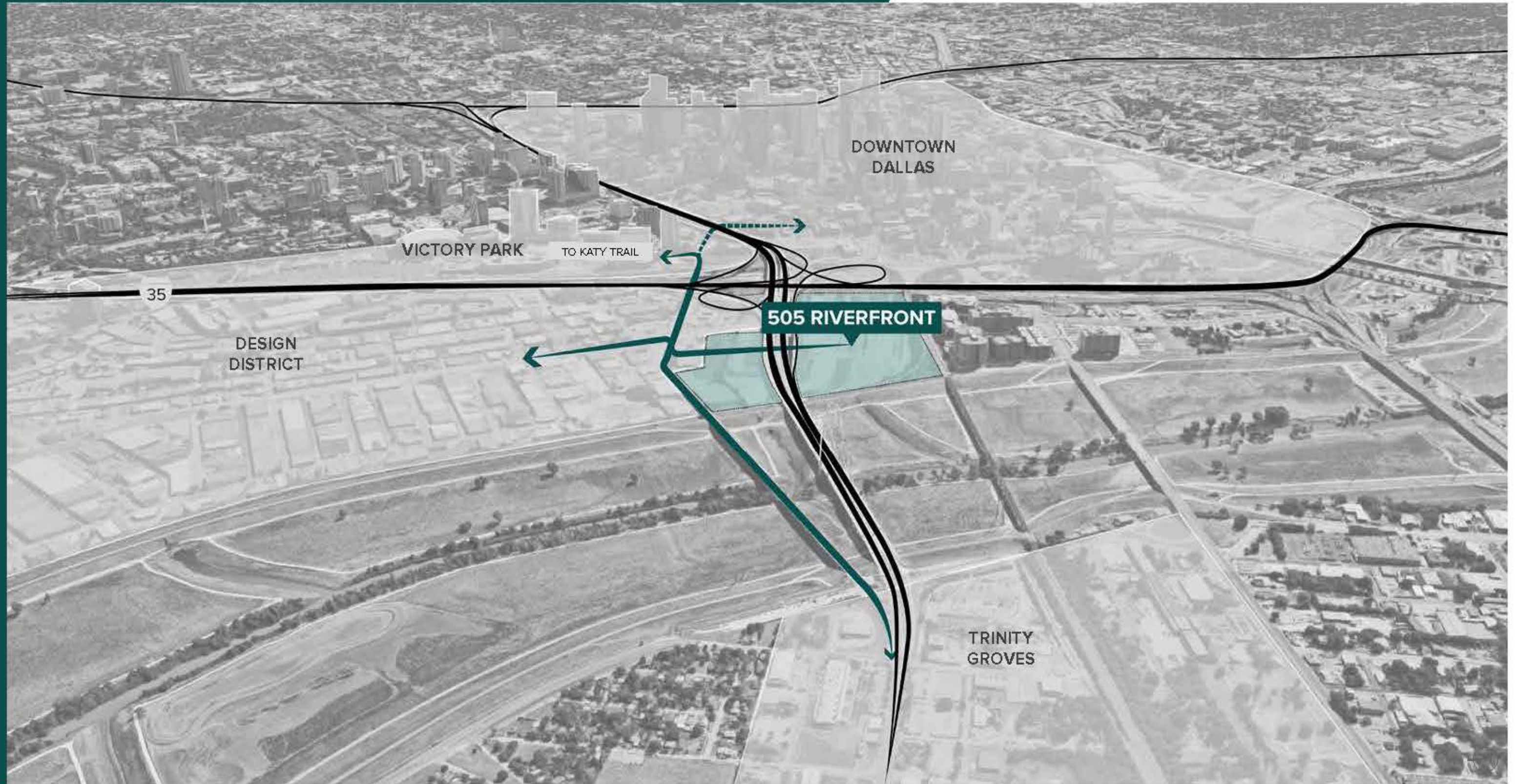
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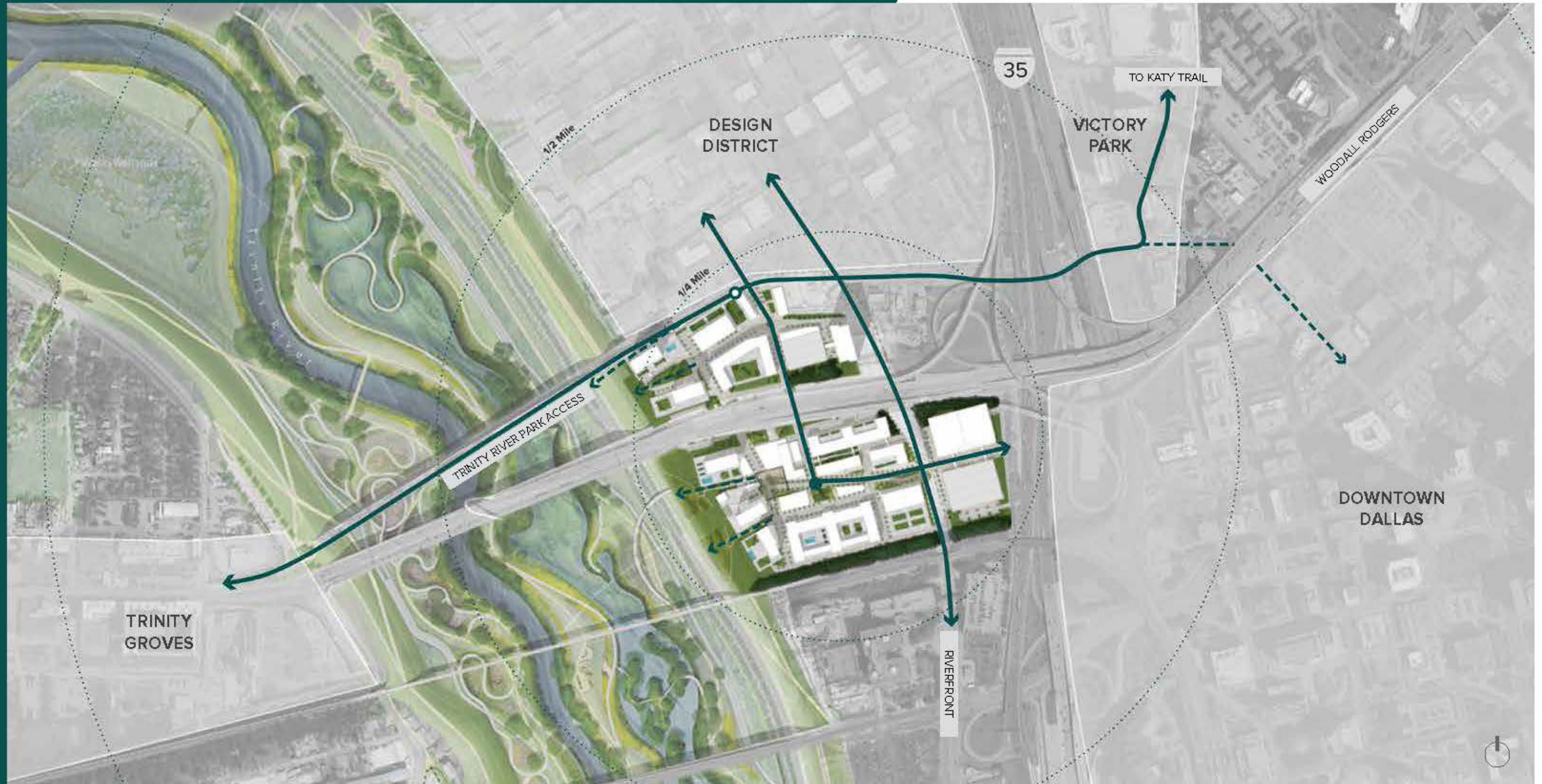
S9ARCHITECTURE

Pacheco Koch

DISTRICT MAP



TRINITY RIVER CONNECTIVITY

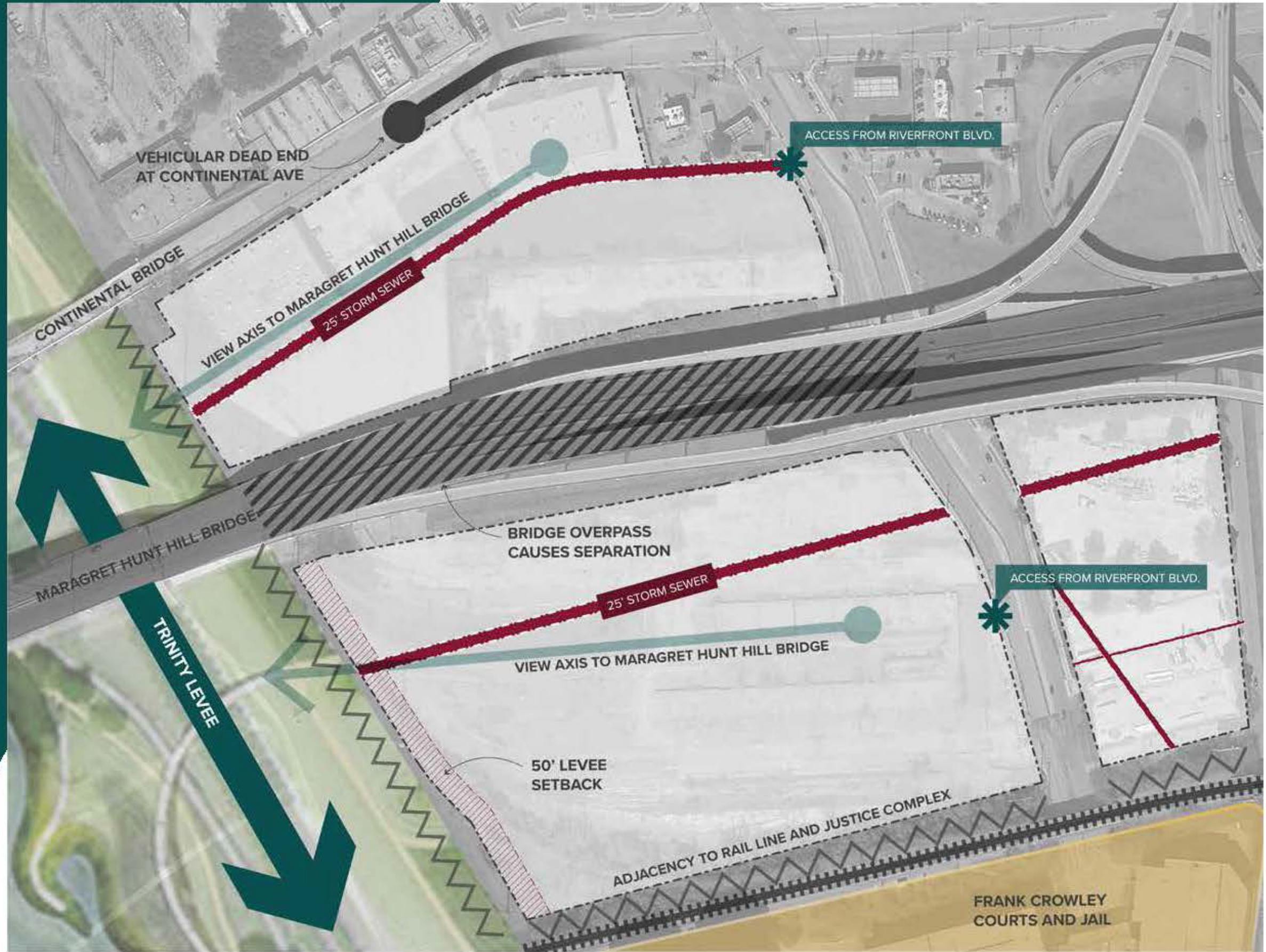


MASTERPLAN DESIGN GOALS

- 1 / Create a development that attracts smart, interesting, & creative people
- 2 / Promote a walkable and diverse retail and F&B environment
- 3 / Create a mixed-use destination on the southern parcel that forms the “heart” of the neighborhood
- 4 / Attract residents to the district by providing multi-family options at a range of price points
- 5 / Increase the vibrancy of the Stemmons Corridor by providing a variety of office spaces

OPPORTUNITIES & CONSTRAINTS

Note: Replace sump floodwater storage in below grade detention system.



PARCEL & BLOCK PLAN



CURRENT MASTERPLAN



PRELIMINARY PHASE 1 GROUND LEVEL



PRELIMINARY PHASE I UPPER LEVEL



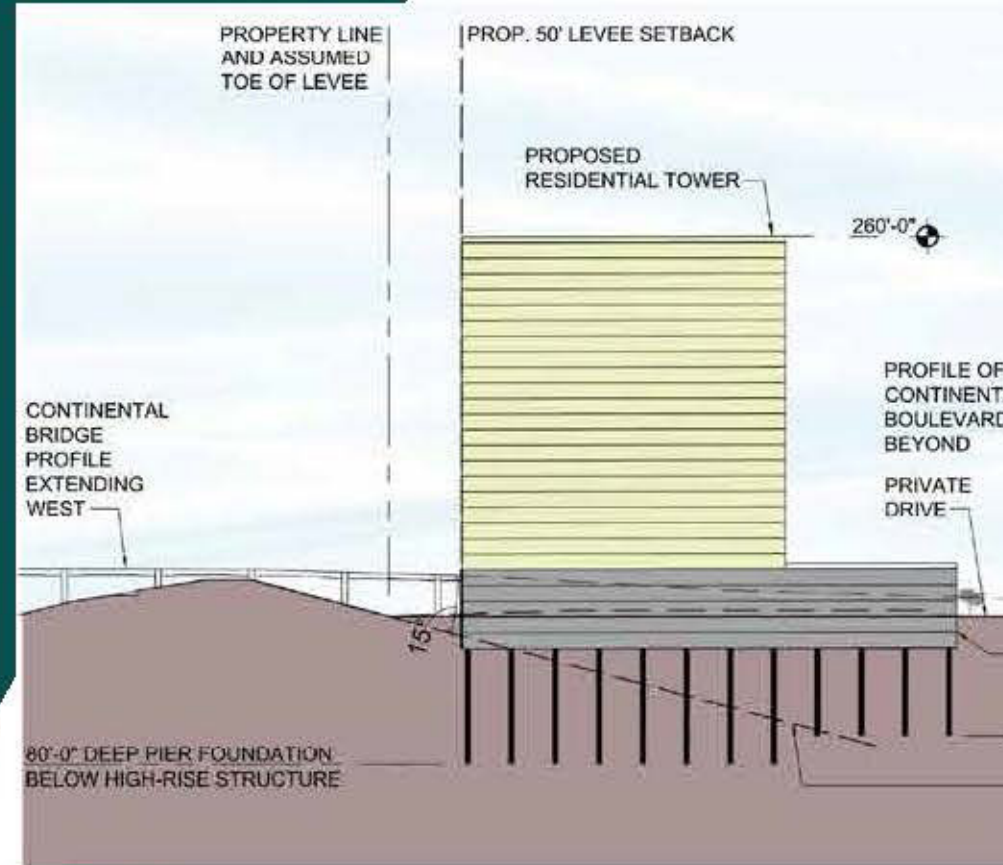
RETAIL EXPERIENCE



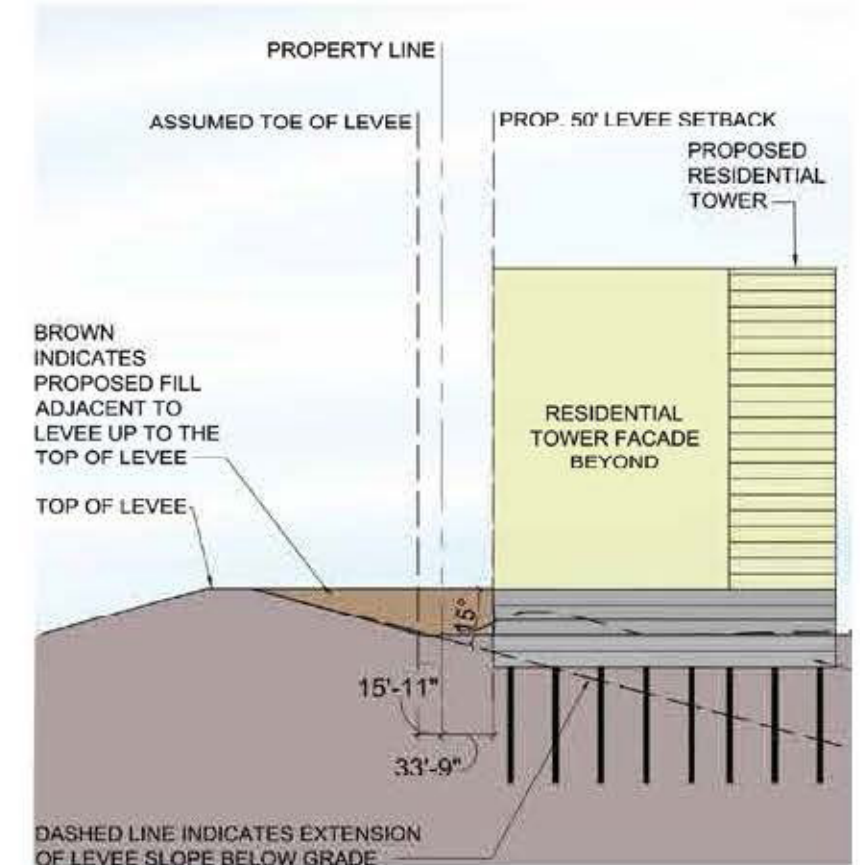
RETAIL IMAGERY



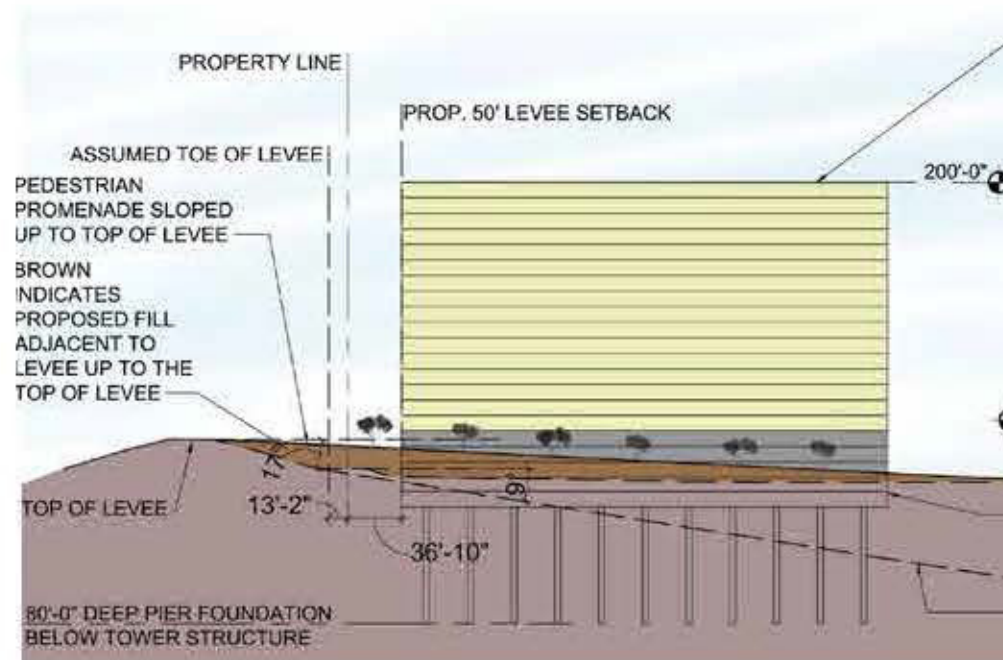
LEVEE INTERFACE



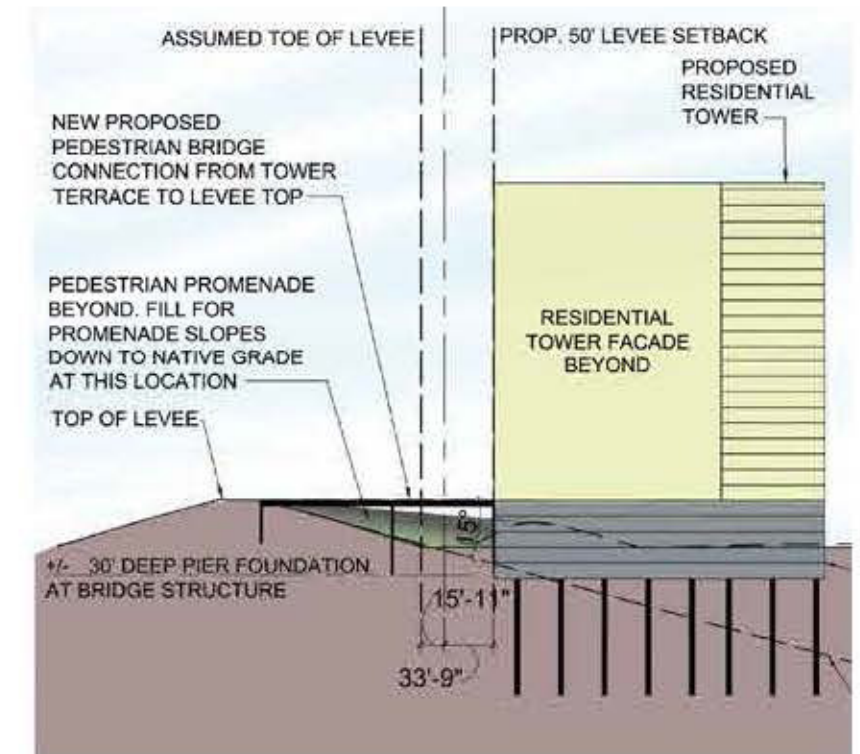
SECTION 01



SECTION 03



SECTION 02



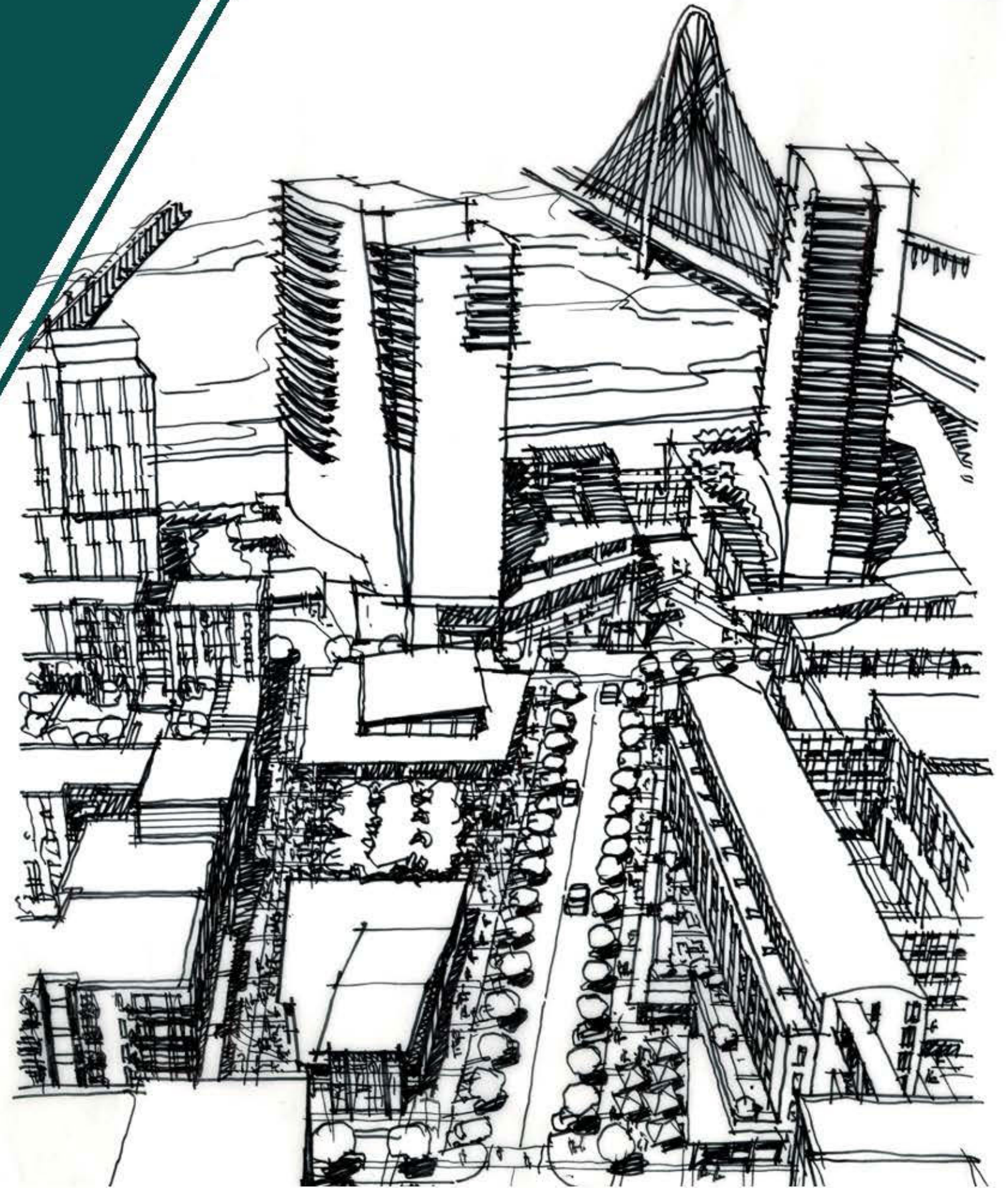
SECTION 03A

MASSING VIEW FROM TRINITY RIVER PARK



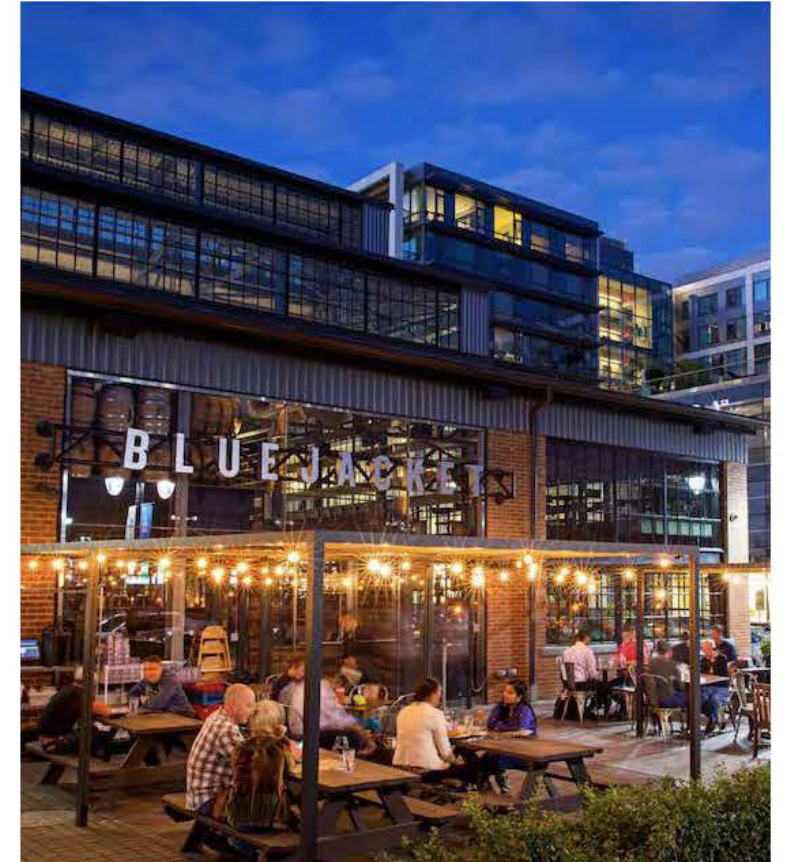
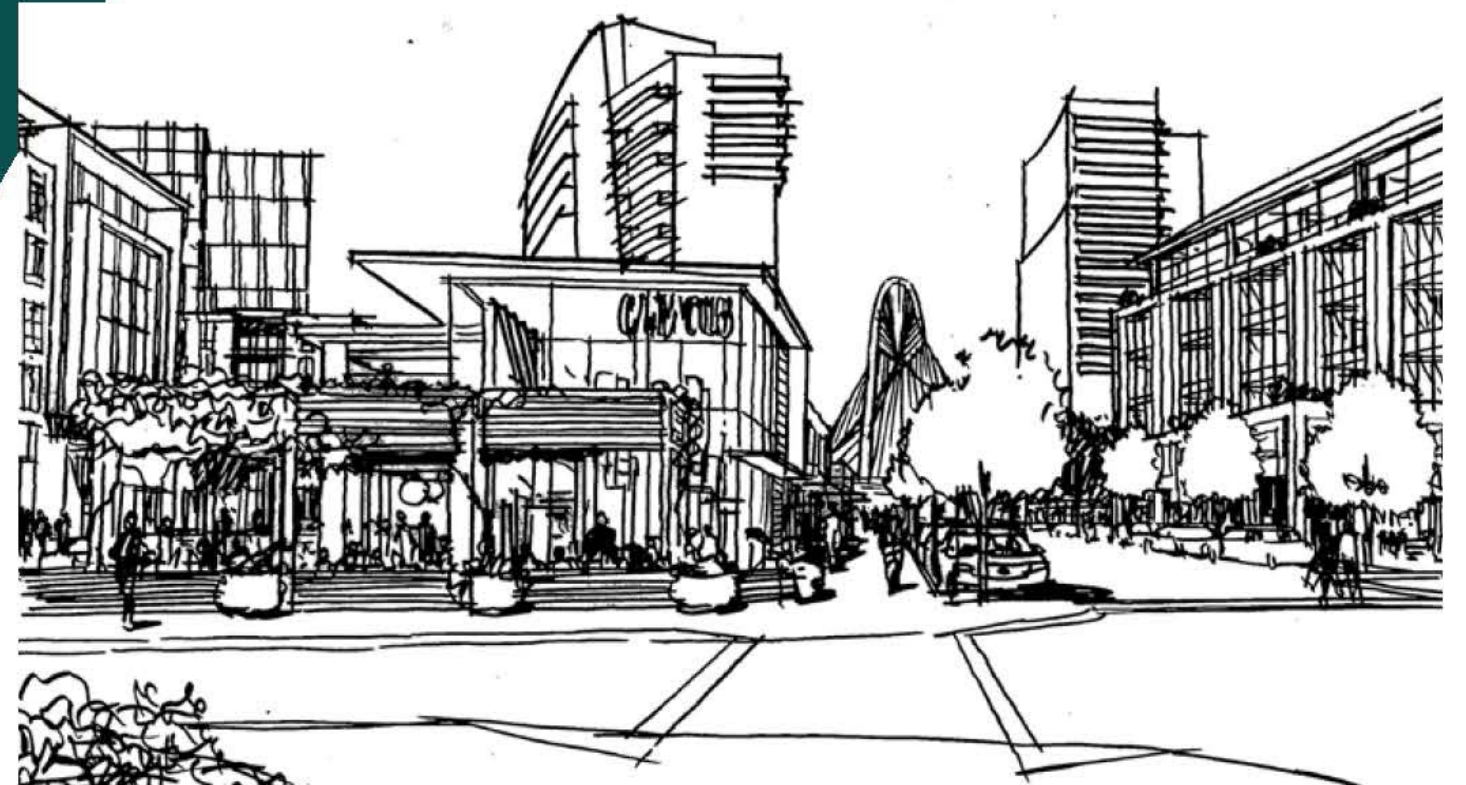
505 RIVERFRONT

- 1 / Create urban streets heavily activated at their perimeter and in their center
- 2 / Make these streets directly visible from the project entries
- 3 / Provide equal vehicular/pedestrian access so that all tenants are evenly weighted
- 4 / Align axial streets to bridge focal point

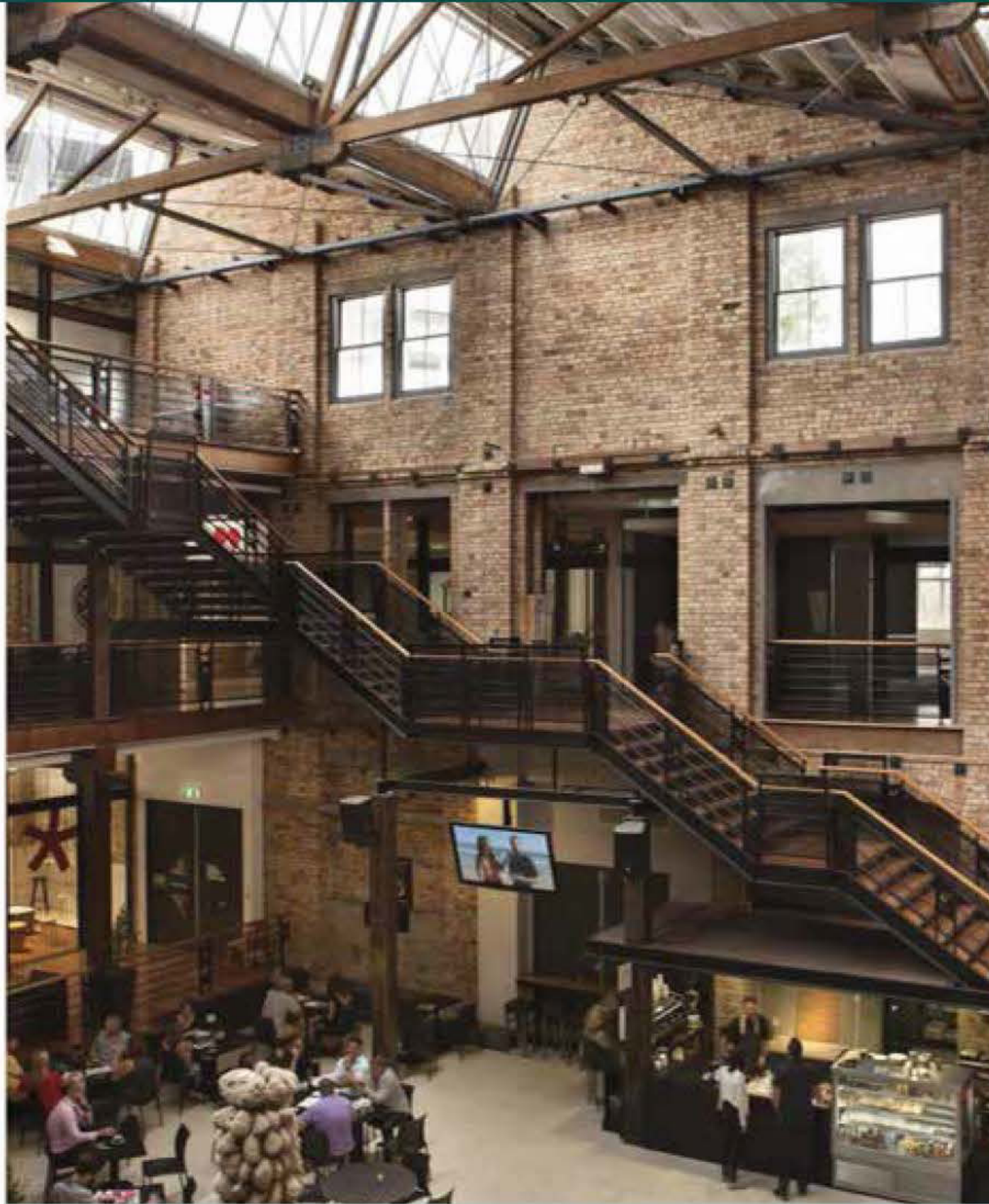




INVITING



SOCIAL



INDUSTRIAL



WARM





THANK YOU